

Baughman & Turner, Inc.

Consulting Engineers & Land Surveyors

1210 HINSON ST.
LAS VEGAS, NEVADA 89102-1604

PHONE (702) 870-8771
FAX (702) 878-2695

October 29, 2008

**City of Las Vegas
Planning & Development**

731 S. Fourth Street
Las Vegas, Nevada 89101

Re: DiBella Flowers; GPS-29565/ZON-29566

To Whom It May Concern,

Please let this letter serve as justification for a Site Development Plan Review on the above-referenced site. The owner has been operating a flower shop at this location (the southwest corner of Charleston Blvd. and Pahor Drive) for the past 25 years, and would like to build a new facility for his business. The original building was built in the 1950s. The new 5105 square foot building will have a stucco and stone exterior with tile accents. Parking will be per code.

In conjunction with this application, we are asking for waivers for the following:

- Request for a Waiver of the Building Placement and Orientation standards.
- In order to obtain parking per code, the building was placed accordingly.
- Request for a Waiver to allow a 5.25-foot landscape buffer along a portion of the east perimeter where 8 feet is required.
- In order to provide a 24' wide drive aisle and 18' deep parking stalls, the waiver is needed. In addition, the owner of this project owns the adjacent parcel that would be most affected.
- Request for a Waiver to allow a 4-foot landscape buffer along the west perimeter where 8 feet is required.
- In order to provide the aforementioned 24' wide drive aisle and 18' deep parking stalls, the waiver is needed. The portion of the adjacent property to the west that is most directly affected is a parking lot that has no perimeter landscaping.

We believe this project will be beneficial to the neighborhood and surrounding area in general. Landscaping adjacent to the streets will meet or exceed code and the new building will give the corner a vibrant new look.

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I hope this letter addresses the proposed request for a Site Development Plan Review. Should you have any questions, please feel free to contact me at this office.

Sincerely,
Baughman & Turner, Inc.



David S. Turner
President

DST/aw

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